

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Nancy Hoffmeier Zamora, Esq. (SBN 137326) Anthony N. R. Zamora, Esq. (SBN 146619) Zamora & Hoffmeier, A Professional Corporation U.S. Bank Tower 633 West 5th Street, Suite 2600 Los Angeles, CA 90071 Tel: (213) 488-9411 Fax:(213) 488-9418 email: zamora3@aol.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Lynda T. Bui, Chapter 7 Trustee	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION	
In re: GLENN LUCKE aka Glenn W. Lucke aka Glenn Wolfgang Lucke, Debtor(s).	CASE NO.: 6:21-bk-13327-SC CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 05/03/2022	Time: 10:00 am
Location: via ZoomGov	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 04/19/2022

Description of property to be sold:

Residential real property commonly known as 5996 Roosevelt Drive, Fontana, California 92336 and identified by San Bernardino County Assessor's Parcel No. 1108-231-03 (the "Real Property")

Terms and conditions of sale:

"AS-IS, WHERE-IS" basis, for a sales price of \$765,000.00

Proposed sale price: \$ 765,000.00

Overbid procedure (*if any*):

See attached.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Date: May 3, 2022

Time: 10:00 a.m.

Location: hrg. by ZoomGov only (accessibility information posted in Court's tentative ruling on hearing calendar)

Contact person for potential bidders (*include name, address, telephone, fax and/or email address*):

Nancy Hoffmeier Zamora, Esq.
U.S. Bank Tower
633 West 5th Street, Suite 2600,
Los Angeles, CA 90071
Tel. 213-488-9411; Fax 213-488-9418
e-mail: zamora3@aol.com

Date: 04/12/2022

1 A. Each potential bidder (other than Buyer as defined in the
2 Motion for Order Authorizing Trustee to Sell Real Property Free and
3 Clear of Liens and Interests, Subject to Overbid (the "Motion")) in
4 order to qualify as a bidder at the hearing on the Motion (the
5 "Hearing"), shall

6 (1) submit to Trustee, prior to the commencement of the
7 Hearing, a cashier's check in the amount of at least Thirty
8 Thousand and no/100 Dollars (\$30,000.00) (the "Earnest Money
9 Deposit") made payable to "A&A Escrow." Trustee shall refund the
10 Earnest Money Deposit if Trustee accepts the bid of another bidder;

11 (2) bid on the identical terms as, or better terms than,
12 Buyer as set forth in the Agreement, as defined in and attached as
13 Exhibit A to the Motion, including, but not limited to, the "AS-
14 IS, WHERE-IS" condition of the Real Property, with no
15 contingencies;

16 (3) submit to Trustee prior to the commencement of the
17 Hearing proof of ability to close escrow unconditionally on or
18 before the first business day that is at least fifteen (15) days
19 after entry of the order approving the motion (the "Sale Order"),
20 and to tender the balance of any bid made by such bidder, such
21 proof to be deemed acceptable or unacceptable by Trustee in her
22 sole discretion, subject to approval by the Court; and

23 (4) attend the Hearing via zoomgov to participate in the
24 overbidding; and

25 B. The initial overbid shall be a total of \$770,000.00,
26 i.e., \$5,000.00 more than the Sales Price of \$765,000.00, and all
27 additional overbids must be made in minimum increments of \$1,000.00
28 over the last stated overbid made on the record.

1 If Highest Bidder fails to close the Sale Escrow on or before
2 the first business day that is at least fifteen (15) days after
3 entry of the Sale Order, Highest Bidder shall forfeit the Earnest
4 Money Deposit and the next highest bidder shall pay the next
5 highest bid to purchase the Real Property within ten business days
6 of written notification, transmitted via facsimile and/or e-mail,
7 of Highest Bidder's default.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

U.S. Bank Tower, 633 West 5th Street, Suite 2600, Los Angeles, CA 90071

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 04/12/2022, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

U.S. Trustee: United States Trustee, ustpregion16.rs.ecf@usdoj.gov

Trustee: Lynda T. Bui, trustee.bui@shulmanbastian.com, C115@ecfcbis.com

Trustee's Counsel: Nancy H. Zamora, zamora3@aol.com

Debtor's Counsel: Natalie A. Alvarado, alvarado.natalie@gmail.com, nalvarado@uprightlaw.com

Creditor's Counsel: Chad L. Butler, caecf@tblaw.com; Josephine E. Salmon, ecfcacb@aldridgepate.com, JES@ecf.inforruptcy.com, jsalmon@aldridgepate.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 04/12/2022, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Debtor: Glenn Lucke, 300 S. Calle El Segundo, Unit 123, Palm Springs, CA 92262; Debtor's Former Spouse: Sergio Jimenez, 5996 Roosevelt Drive, Fontana, CA 92336; Escrow: Antonia Delgado, A & A Escrow Services, Inc., 415 N. Crescent Drive, Suite 320, Beverly Hills, CA 90210; Title: Mindy Beckham, Stewart Title of California, 2801 Townsgate, Suite 111 Westlake Village, CA 91361; Estate Broker: Augustine Aaron Juarez, Corcoran Global Living, 2065 N. Indian Hill Blvd., Claremont, CA 91711; Buyer: Maritza Portillo c/o Brett Stevenson, Corcoran Global Living, 2065 N. Indian Hill Blvd., Claremont, CA 91711; Secured Creditors: San Bernardino County Tax Collector, 268 W. Hospitality Ln., 1st Floor, San Bernardino, CA 92408; Bank of America, N.A. (Corp. Hdqtrs.), 100 N. Tryon St., Charlotte, NC 28255; Bank of America, Attn: Bankruptcy, P.O. Box 31785, Tampa, FL 33631-3785; Solar Contract: Tesla, Inc., 12832 South Frontrunner Boulevard, Suite 100, Draper, UT 84020; U.S Trustee: Office of the United States Trustee, 3801 University Avenue, Suite 720, Riverside, CA 92501; Judge: The Honorable Scott C. Clarkson, U.S. Bankruptcy Court-Riverside Div., 411 West Fourth Street, Suite 5130, Santa Ana, CA 92701-4593

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* 04/12/2022, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

04/12/2022
Date

Cynthia Casas
Printed Name

/s/ Cynthia Casas
Signature